

**Broad Development Parameters of the Indicative  
Development Proposal in Respect of Application No. Y/YL-ST/1**  
**關乎申請編號 Y/YL-ST/1 而只作指示用途的擬議發展計劃的概括發展規範**

Revised broad development parameters in view of  
the further information received on 11.4.2023  
因應於 2023 年 4 月 11 日接獲的進一步資料而修訂的概括發展規範

|   |   |                              |                        |
|---|---|------------------------------|------------------------|
| Application No.<br>申請編號                                   | Y/YL-ST/1   |                              |                        |
| Location/address<br>位置／地址                                 | Lots 768 RP (Part), 769 RP (Part) in D.D. 99, Lot 1889A (Part) in D.D. 105 and<br>Adjoining Government Land, Lin Barn Tsuen, San Tin, Yuen Long<br>元朗新田練板村丈量約份第 99 約地段第 768 號餘段（部分）、第 769 號餘段<br>（部分）、丈量約份第 105 約地段第 1889A 號（部分）和毗連政府土地   |                              |                        |
| Site area<br>地盤面積   | About 約 170,106 sq. m 平方米 (Includes Government Land of about 包括政府土<br>地約 16,576 sq. m 平方米) <sup>(1)</sup>   |                              |                        |
| Plan<br>圖則  | Approved San Tin Outline Zoning Plan No. S/YL-ST/8<br>新田分區計劃大綱核准圖編號 S/YL-ST/8   |                              |                        |
| Zoning<br>地帶  | "Other Specified Uses" annotated "Comprehensive Development to include Wetland<br>Restoration Area"<br>「其他指定用途」註明「綜合發展包括濕地修復區」  |                              |                        |
| Proposed<br>Amendment(s)<br>擬議修訂                          | To rezone the application site from "Other Specified Uses" annotated "Comprehensive<br>Development to include Wetland Restoration Area" to "Other Specified Uses" annotated<br>"Comprehensive Development to include Wetland Restoration Area (1)" and amend the<br>Notes of the zone applicable to the site<br>把申請地點由「其他指定用途」註明「綜合發展包括濕地修復區」改劃為「其他<br>指定用途」註明「綜合發展包括濕地修復區(1)」地帶並修訂適用於申請地點土地<br>用途地帶的《註釋》 |                              |                        |
| Gross floor area<br>and/or plot ratio<br>總樓面面積及／<br>或地積比率 |   | sq. m<br>平方米                 | Plot ratio<br>地積比率     |
|   | Domestic<br>住用  | Not more than 不多於<br>213,765 | Not more than 不多於 1.5  |
|   | Non-domestic<br>非住用   | About 約 4,275 <sup>(2)</sup> | Not more than 不多於 0.03 |
| No. of block<br>幢數  | Domestic<br>住用  | 29                           |                        |
|   | Non-domestic<br>非住用   | 4 <sup>(3)</sup>             |                        |
|   | Composite<br>綜合用途   | -                            |                        |

|  |   |                          |   |  |
|--|---|--------------------------|---|--|
| Building height/No. of storeys<br>建築物高度／層數                           | Domestic<br>住用  | 10 - 57.9                | m 米                                       |  |
|  |   | 27.75 - 62.4             | mPD 米(主水平基準上)                             |  |
|  |   | 7 - 18                   | Storey(s) 層<br>Exclude 不包括<br>Basement 地庫 |  |
|  | Non-domestic<br>非住用   | 2                        |   |  |
|  |   | 10                       | m 米                                       |  |
|  |   | 14.5                     | mPD 米(主水平基準上)                             |  |
|  |   | 2                        | Storey(s) 層<br>Exclude 不包括<br>Basement 地庫 |  |
|  | Composite<br>綜合用途   | 2                        |   |  |
|  |   | -                        | m 米                                       |  |
| -  |   | mPD 米(主水平基準上)            |   |  |
|  |   | -                        | Storey(s) 層                               |  |
| Site coverage<br>上蓋面積  | About 約 20 %  |                          |   |  |
| No. of units<br>單位數目   | 4,176 Flats 住宅單位<br>100 Child Care Centre (place) 幼兒中心(名額)          |                          |   |  |
| Open space<br>休憩用地   | Private 私人  | Not less than 不少於 11,693 | sq. m 平方米                                 |  |
|  | Public 公眾   | -                        | sq. m 平方米                                 |  |
| No. of parking spaces and loading / unloading spaces<br>停車位及上落客貨車位數目 | Total no. of vehicle spaces 停車位總數                                   |                          | 1819                                      |  |
|  | Private Car Parking Spaces 私家車車位                                    |                          | 1540                                      |  |
|  | Motorcycle Parking Spaces 電單車車位                                     |                          | 68  |  |
|  | Bicycle Parking Spaces 單車車位   |                          | 211                                       |  |
|  | Total no. of vehicle loading/unloading bays/lay-bys<br>上落客貨車位／停車處總數 |                          | 36  |  |
|  | Taxi Spaces 的士車位  |                          | 2   |  |
| Coach Spaces 旅遊巴車位   |   | 2                        |   |  |
| Light Goods Vehicle Spaces 輕型貨車車位                                    |   | 2                        |   |  |
| Heavy Goods Vehicle Spaces 重型貨車車位                                    |   | 30                       |   |  |

- (1) Includes Rezoning Site of 142,510 m<sup>2</sup> and the proposed wetland restoration area at adjoining "Conservation Area" zone of about 27,596 m<sup>2</sup>  
包括 142,510 平方米的改劃地點及位於毗連「自然保育區」約 27,596 平方米的擬議濕地修復區
- (2) Including 6-classroom kindergarten and a 100-place child care centre with GFA of about 2,200 m<sup>2</sup>, and retail/dining facilities with GFA of about 2,075 m<sup>2</sup>  
包括總樓面面積約 2,200 平方米作幼稚園(6 個課室)和幼兒中心(100 個名額)以及總樓面面積約 2,075 平方米作零售/餐飲設施
- (3) Including 1 GIC & Retail block and 3 clubhouse blocks  
包括 1 幢作社會福利及零售設施以及 3 幢作會所設施

\* 有關資料是為方便市民大眾參考而提供。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。

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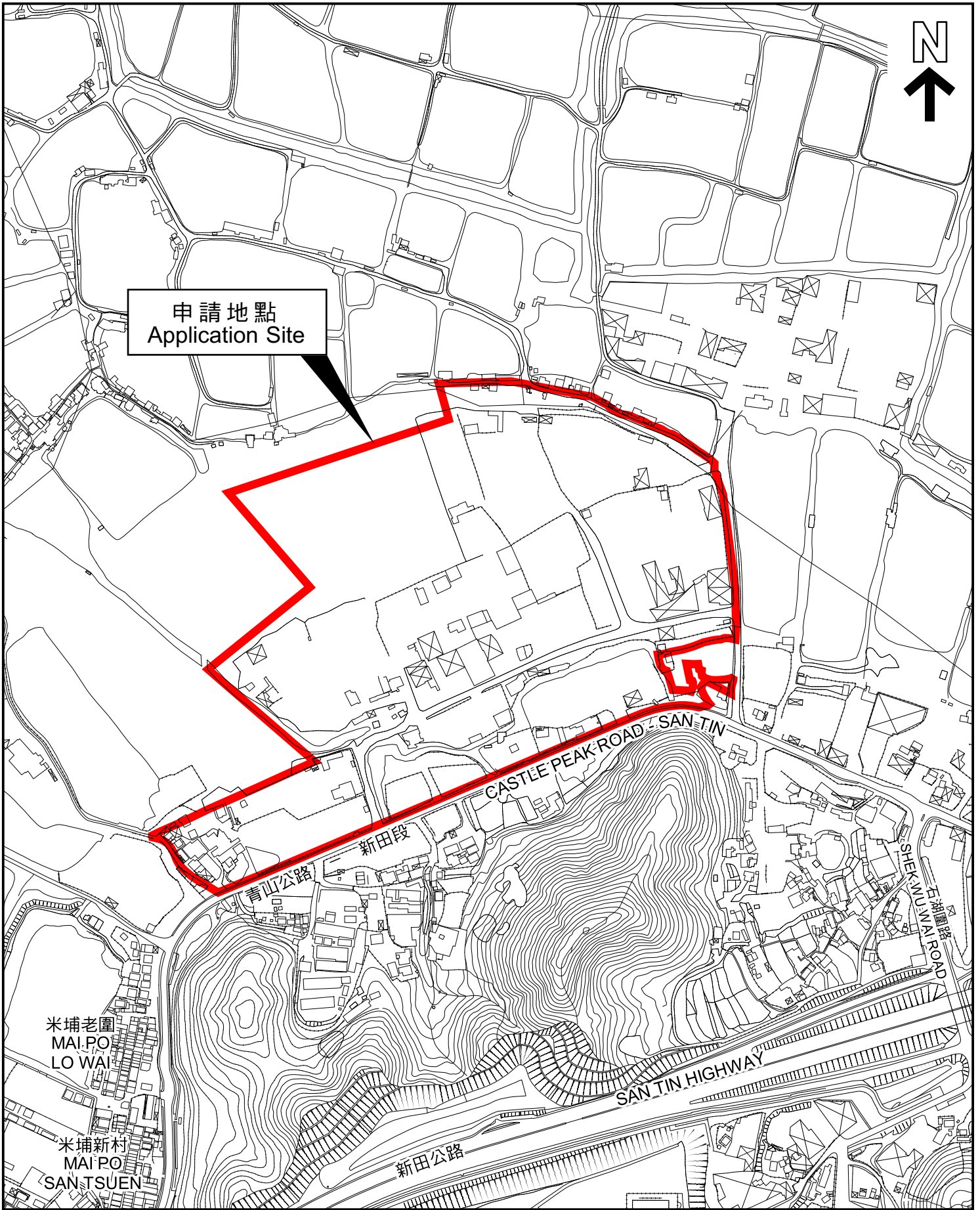
| <b>Submitted Plans, Drawings and Documents 提交的圖則、繪圖及文件</b>                       |                          |                                     |
|--|--------------------------|-------------------------------------|
|  | <u>Chinese</u><br>中文     | <u>English</u><br>英文                |
| <b><u>Plans and Drawings 圖則及繪圖</u></b>   |                          |                                     |
| Master layout plan(s)/Layout plan(s) 總綱發展藍圖／布局設計圖                                | <input type="checkbox"/> | <input type="checkbox"/>            |
| Block plan(s) 樓宇位置圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Floor plan(s) 樓宇平面圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Sectional plan(s) 截視圖  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Elevation(s) 立視圖   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Photomontage(s) showing the proposed development 顯示擬議發展的合成照片                     | <input type="checkbox"/> | <input type="checkbox"/>            |
| Master landscape plan(s)/Landscape plan(s) 園境設計總圖／園境設計圖                          | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <b><u>Reports 報告書</u></b>  |                          |                                     |
| Planning Statement / Justifications 規劃綱領 / 理據                                    | <input type="checkbox"/> | <input type="checkbox"/>            |
| Environmental assessment (noise, air and/or water pollutions) 環境評估（噪音、空氣及／或水的污染） | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on vehicles) 就車輛的交通影響評估                               | <input type="checkbox"/> | <input type="checkbox"/>            |
| Traffic impact assessment (on pedestrians) 就行人的交通影響評估                            | <input type="checkbox"/> | <input type="checkbox"/>            |
| Visual impact assessment 視覺影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Landscape impact assessment 景觀影響評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Tree survey 樹木調查   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Geotechnical impact assessment 土力影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Drainage impact assessment 排水影響評估  | <input type="checkbox"/> | <input type="checkbox"/>            |
| <u>Revised sewerage impact assessment 經修訂的排污影響評估</u>                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Risk Assessment 風險評估   | <input type="checkbox"/> | <input type="checkbox"/>            |
| Others (please specify) 其他（請註明）  | <input type="checkbox"/> | <input type="checkbox"/>            |
| Note: May insert more than one 「✓」. 註：可在多於一個方格內加上「✓」號                            |                          |                                     |

Note: The information in the Gist of Application above is provided by the applicant for easy reference of the general public. Under no circumstances will the Town Planning Board accept any liabilities for the use of the information nor any inaccuracies or discrepancies of the information provided. In case of doubt, reference should always be made to the submission of the applicant.

註：上述申請摘要的資料是由申請人提供以方便市民大眾參考。對於所載資料在使用上的問題及文義上的歧異，城市規劃委員會概不負責。若有任何疑問，應查閱申請人提交的文件。







平面圖 SITE PLAN

本摘要圖於2023年4月19日擬備，  
所根據的資料為測量圖編號  
2-SE-7A, 7B, 7C, 7D, 12A 及 12B  
EXTRACT PLAN PREPARED ON 19.4.2023  
BASED ON SURVEY SHEETS No.  
2-SE-7A, 7B, 7C, 7D, 12A & 12B

申請地點界線只作識別用  
APPLICATION SITE BOUNDARY  
FOR IDENTIFICATION PURPOSE ONLY

參考編號  
REFERENCE No.  
Y/YL-ST/1



申請編號 **Application No. : Y/YL-ST/1**

**備註 Remarks**

申請人提交經修訂的排污影響評估。

The applicant provided a revised Sewerage Impact Assessment.

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